

**EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION  
SPECIAL BOARD OF DIRECTORS MEETING  
FRIDAY, DECEMBER 20TH, 2024 (3:30PM)**

**1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM**

Meeting was called to order at: 3:30pm

**Board Members present**

Craig Nicholson - President  
Joe Mora - Vice President  
Christine Hall - Treasurer  
Colin Smith - Member-at-Large  
Tamara Simmons - Secretary

**Managers & Employees  
present:**

Julia Ambat, Scribe

**Homeowners present:**

Jim Stretchberry #122  
Cathy Leyva #369

**2. REQUEST BY OWNERS IN ATTENDANCE / VIA CORRESPONDENCE / PHONE –**

Open Forum (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote. Each unit has about 3 minutes to address their concern to the Board.

The purpose of this meeting was to interview Management Trust.

Jim Stretchberry: Expressed concerns about this management company, citing prior issues with vendor payments and relations. Devin from The Management Trust explained that payments are typically processed within 7-10 days. She clarified the primary contacts for the association live in Lompoc. Devin confirmed the company manages associations in Santa Barbara and offered to provide a package of community-based reviews.

Cathy Leyva: Asked about the reliability of The Management Trust compared to previous management. Devin stated The Management Trust has been in business for 31 years, with its current structure established in 2006, and manages 245 associations on the Central Coast, ranging from 6 to 1,000 units.

**3. NEW BUSINESS (Board to consider, review and possibly vote on...)**

**a. Management Services**

The representatives from The Management Trust introduced themselves. Devin Langley, overseeing the HOA department at The Management Trust, has 18 years of experience and holds several certifications. Reanne Ladwig, the regional manager for Santa Barbara and Lompoc, resides in Lompoc and has been with the company for 16 years. Marissa De Luna, a community manager with The Management Trust for a year and a half, currently oversees nine associations and would serve as the primary contact for the association. She lives in Lompoc and has been with The Management Trust for a year and a half.

Following introductions, the board entered an executive session at 3:45pm to discuss the specifics of the proposal which could not be addressed in public session due to confidentiality requirements for proposals. Tamara moved to enter into executive session, seconded by Colin, and the motion was unanimously approved.

**4. EXECUTIVE SESSION**

If needed: (Executive Session may only be used to discuss litigation, contracts with 3<sup>rd</sup> parties, member discipline, personnel, upon an owner's request to discuss payment of assessments, foreclosures, disability requests, legal advice, censure of a director, or mental illness of a member); Interview / Contract

Joe moved a motion to adjourn. Colin seconded. This was unanimously approved.

**ADJOURNMENT at 5:15pm**

**Prepared By: Julia Ambat (Scribe)**

